

1 BILL NO. R-86-03-16

2 DECLARATORY RESOLUTION NO. R-25-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as the corner of Hayden
7 Street and Clay Street, Fort Wayne,
8 Indiana. (William E. Brown, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 March 12, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Part of Lots 121, 122, 123 and 124
16 in Lewis Addition to the City of
17 Fort Wayne, Indiana; together with
18 a portion of the vacated Clay Street
19 and Pittsburgh Street; more parti-
20 cularly described as follows: Be-
21 ginning at the intersection of the
22 West right-of-way line of Clay Street
23 and the South right-of-way line of
24 Hayden Street; thence Easterly, on
25 said South line, a distance of 270
26 feet to the Northeast corner of said
27 Lot 121; thence Southerly, on the East
28 line of said Lot 121 extended through
29 said vacated Pittsburgh Street, to a
30 point located 20 feet North of the
31 centerline of the Pittsburgh, Fort Wayne
32 and Chicago Railway Company track No.
241; thence Northwesterly on a curve
to the right, concentrically 20 feet
to said track No. 241, a distance of
327.7 feet to the point of beginning;

33 said property more commonly known as the corner of Hayden Street
34 and Clay Street, Fort Wayne, Indiana;

35 WHEREAS, it appears that said petition should be pro-
36 cesses to final determination in accordance with the provisions
37 of said Division 6.

38 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
39 OF THE CITY OF FORT WAYNE, INDIANA:

1 Page Two

2 SECTION 1. That, subject to the requirements of Section
3 4, below, the property hereinabove described is hereby designated
4 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
5 12.1. Said designation shall begin upon the effective date of
6 the Confirming Resolution referred to in Section 3 of this Resolu-
7 tion and shall continue for one (1) year thereafter. Said desig-
8 nation shall terminate at the end of that one-year period.

9 SECTION 2. That upon adoption of this Resolution:

10 (a) Said Resolution shall be filed with the Allen
11 County Assessor;

12 (b) Said Resolution shall be referred to the Committee
13 on Finance and shall also be referred to the De-
14 partment of Economic Development requesting a re-
15 commendation from said department concerning the
16 advisability of designating the above designated
17 area an "Economic Revitalization Area";

18 (c) Common Council shall publish notice in accordance
19 with I.C. 5-3-1 of the adoption and substance of
20 this Resolution and setting this designation as an
21 "Economic Revitalization Area" for public hearing;

22 (d) If this Resolution involves an area that has al-
23 ready been designated an allocation area under
24 I.C. 36-7-14-39, then the Resolution shall be re-
25 ferred to the Fort Wayne Redevelopment Commission
26 and said designation as an "Economic Revitalization
27 Area" shall not be finally approved unless said
28 Commission adopts a resolution approving the peti-
29 tion.

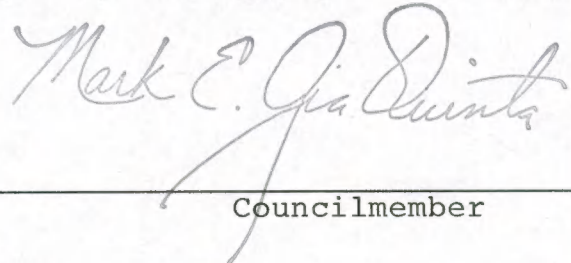
30 SECTION 3. That, said designation of the hereinabove
31 described property as an "Economic Revitalization Area" shall
32 only apply to a deduction of the assessed value of real estate.

Page Three

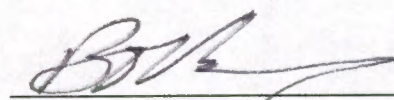
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the Cit
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayn
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the ^{third} time in full and on motion by Redd,
seconded by Esparh, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	<u>1</u>	_____	_____
<u>BRADBURY</u>	<u>1</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>1</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>1</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>1</u>	_____	<u>1</u>	_____	_____
<u>HENRY</u>	<u>1</u>	_____	_____	_____	_____
<u>REDD</u>	<u>1</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>1</u>	_____	_____	_____	_____
<u>STIER</u>	<u>1</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>1</u>	_____	_____	_____	_____

DATE: 2-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 2-25-86
on the 25th day of March, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 26th day of March, 1986,
at the hour of 11:30 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of March,
1986, at the hour of 10⁰⁰ o'clock A .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: William E. Brown

Site Location: Corner of Hayden Street and Clay Street

Councilmanic District: 1st Existing Zoning: M-3

Nature of Business: Electrical Contracting, Mobile Radio & Telephone Service and Tool

Project is located in the following: Sales & Service

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u> </u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

4000 sq. ft. Steel and Block Office, Service, and Warehouse Building with
approximately 13,000 sq. ft. of parking

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 138,000.00 Permanent Jobs Created: 4

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff
Date

Jim Partin,
3/18/86

Director
Date

Karl Bandemer
3/18/86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: WILLIAM E. BROWN

Address of Applicant's Principle Place of Business:
430 GERRIT ST. 2115 CALIF. AVE
FORT WAYNE, INDIANA

Phone Number of Applicant: (219) 484-3659

Street Address of Property Seeking Designation:
CORNER OF HAYDEN AND CLAY

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M3

What zoning classification does the project require? B-3B

What is the nature of the business to be conducted at the project site?

5115 CLAY ELECTRICAL CONTRACTING
518 HAYDEN MOBILE ~~RADIO AND TELL SERVICE~~
516 HAYDEN TOOL SALES AND SERVICE

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

NONE

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>\$150,400</u>
Improvements	<u>0</u>
Total	<u>\$150,400</u>

What was amount of Total Property Taxes owed during the immediate past year? 252.65 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

4000 SQ FT STEEL AND BLOCK
OFFICE, SERVICE, WAREHOUSE BUILDING
WITH APPROX. 13,000 SQ FT PARKING
LOT.

Cost of Improvements: \$ 138,000

Development Time Frame: 60 DAYS

When will physical aspects of improvements begin? MAY 1, 1986

When is completion expected? JULY 1, 1986

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 8

How many permanent jobs will be created as a result of this project? 4

Anticipated time frame for reaching employment level stated above?

BY AUG 15, 1986

What is the nature of those jobs?

FOR CTRICH

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THIS AREA IS GENERALLY CONSIDERED
AS A BLIGHTED AREA. THERE IS A
WIDE SPREAD DETRIMENTATION OF
THE NEIGHBORHOOD AND A FAIRLY
HIGH CRIMINAL ELEMENT.

In what Township is project site located? WAYNE

In what Taxing District is project site located? 91

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

WILLIAM E. BROWN
2115 CALIF. AVE.
FT. WAYNE, IN 46803

Phone Number of Contact Person (219) 484-7342

WORK 219-484-3659

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

William E. Brown
Signature of Applicant

3-12-86
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"
PROCEDURE
FORT WAYNE, INDIANA

Applicant receives an application for designation
of property as an "Economic Revitalization Area"

Application is completed and filed in office of
Division of Economic Development; along with
application fee

Application is reviewed
and Economic Development
recommendation is prepared

Law office prepares resolution
to designate area and a resolu-
tion to confirm designation

Both resolutions are introduced
to City Council

Resolution to confirm
designation is sent
to Committee on Finance

Resolution to
designate area is
approved

Applicant presents project to
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution
to confirm designation

Applicant files for deduction of
assessed value with County Auditor

County Auditor requests City Council
to recommend period of deduction

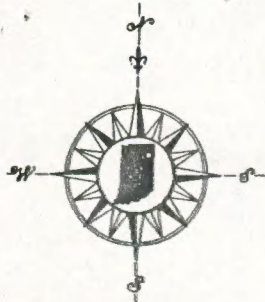
Law office prepares Resolution for
Entitled Deduction

Resolution is introduced to
City Council and placed
into Finance Committee

Applicant gives update report of
project to Committee on Finance

City Council votes on Resolution
for Entitled Deduction

Certified copy of Resolution
is sent to County Auditor



SURVEYOR'S CERTIFICATE

GALE L. FANSLER

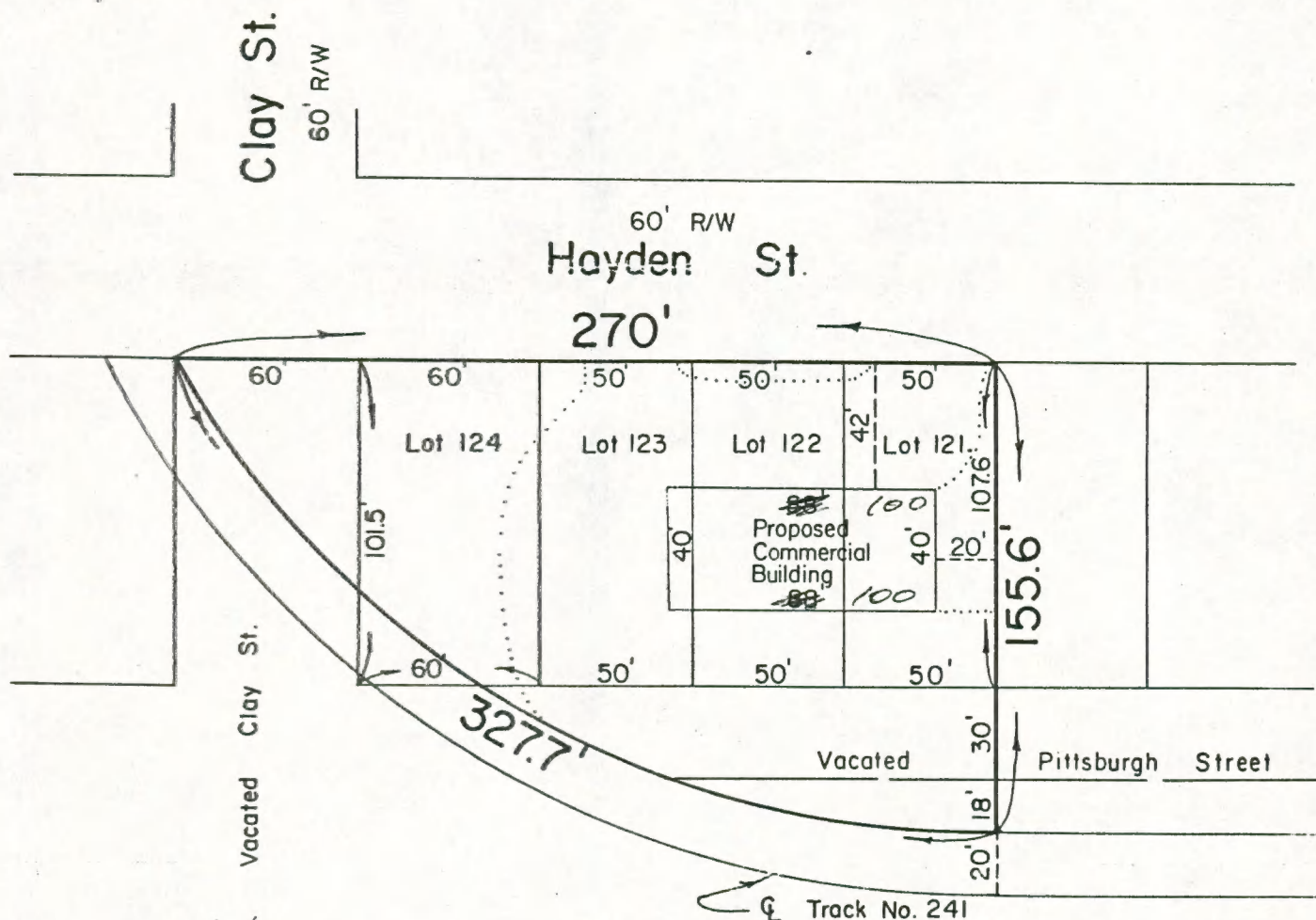
REGISTERED LAND SURVEYOR NO. S-0532 INDIANA

5408 ARCHWOOD LANE
FORT WAYNE, INDIANA 46825
219-484-2468

The undersigned Land Surveyor, registered under the laws of the State of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and corners perpetuated, as shown hereon, in conformity with the records in the Office of the Recorder of Allen County, Indiana. Improvements as shown have been located to demonstrate compliance with building restrictions imposed by ordinance and/or plat and not to establish additional improvements. Encroachments or discrepancies found on said real estate are shown below.

Part of Lots 121, 122, 123 and 124 in Lewis Addition to the City of Fort Wayne, Indiana; together with a portion of the vacated Clay Street and Pittsburgh Street; more particularly described as follows: Beginning at the intersection of the West right-of-way line of Clay Street and the South right-of-way line of Hayden Street; thence Easterly, on said South line, a distance of 270 feet to the Northeast corner of said Lot 121; thence Southerly, on the East line of said Lot 121 extended through said vacated Pittsburgh Street, to a point located 20 feet North of the centerline of the Pittsburgh, Fort Wayne and Chicago Railway Company track No. 241; thence Northwesterly on a curve to the right, concentrically 20 feet to said tract No. 241, a distance of 327.7 feet to the point of beginning.



Admn. Appr. _____

DIGEST SHEET

Q-86-03-16

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as the corner of Hayden Street and Clay Street. (William E. Brown, Petitioner).

EFFECT OF PASSAGE A 4,000 sq. ft. steel and block office, service, warehouse building will be constructed on property that is presently vacant, with approximately a 13,000 sq. ft. parking lot.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$138,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-03-16

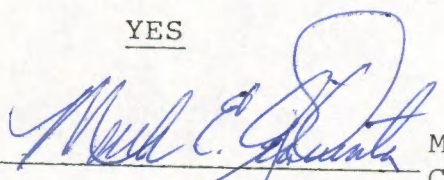
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as the corner of Hayden Street and ~~C~~^W Street, Fort Wayne,
Indiana. (William E. Brown, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) _____

YES

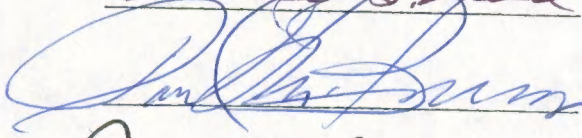
NO



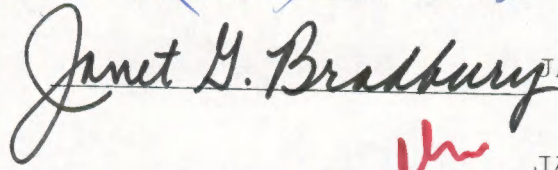
MARK E. GiaQUINTA
CHAIRMAN



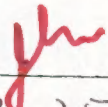
CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 3-25-86

SANDRA E. KENNEDY
CITY CLERK